

September 12, 2006

The regular monthly meeting of the Seneca Township Board of Trustee was called to order at 7:00 P.M. by Supervisor Ersel Schuster at the Seneca Township Building located at 16506 Garden Valley Road, Woodstock, Illinois.

Pledge of Allegiance

Township Officials in Attendance: Supervisor Ersel Schuster, Trustees Rosemary Bartman, Thomas Dahlfors, Susan Mathews, and Michael O'Leary, Road Commissioner Robert Helfers, Assessor Donald Andrews, and Clerk Dawn Seemann.

Guests in Attendance: Joseph Gottemoller, Robert Wagner, Jeff Janet, Ryan Gieseke, Tim & Karen Gray.

Public Speaking: None.

Approval of Minutes: Bartman made a motion to approve the August 8, 2006 Regular Monthly Minutes as presented. Seconded by Dahlfors. Motion passed.

Audit of Current Bills:

Road District – Dahlfors made a motion to approve the Road District bills for payment for the period of August 9, 2006 through September 12, 2006 in the amount of \$57,266.78. Seconded by O'Leary. Voting yes: Bartman, Mathews, Dahlfors, O'Leary, Schuster. Voting no: None. Motion passed.

Town Fund– Bartman made a motion to approve the Town Fund bills for payment for the period of August 9, 2006 through September 12, 2006 in the amount of \$6,434.80. Seconded by Mathews. Voting yes: Bartman, Mathews, Dahlfors, O'Leary, Schuster. Voting no: None. Motion passed.

Treasurer's Report: August 1, 2006 through August 31, 2006, as listed below:

Illinois Fund –Dahlfors made a motion to approve the Treasurer's Report for the Illinois Fund for the period of August 1, 2006 through August 31, 2006. Seconded by O'Leary. Motion passed.

Illinois Fund	Previous Balance	Trans to Prime	Expenses	Income	Ending Balance
General Assistance	\$21,837.47	0	0	\$112.08	\$21,949.55
Town Fund	\$88,351.04	0	\$5,002.88	\$1,780.52	\$85,128.68
Road & Bridge	\$77,229.75	0	\$3,436.63	\$1,825.56	\$75,618.68
Permanent Hard Road	\$86,452.09	0	\$1,771.00	\$1,204.94	\$85,886.03
Building & Equipment	\$25,036.23	0	0	\$317.81	\$25,354.04

Prime Fund – Bartman made a motion to approve the Treasurer's Report for the Prime Fund for the period of August 1, 2006 through August 31, 2006. Seconded by Dahlfors. Motion passed.

Prime Fund	Previous Balance	Trans Between Funds	Expenses	Income	Ending Balance
General Assistance	\$69,259.81	0	0	\$306.35	\$69,566.16
Town Fund	\$243,958.91	0	0	\$1,079.09	\$245,038.00
Road & Bridge	\$111,967.76	0	0	\$495.26	\$112,463.02

General Assistance: Schuster was given a bill for an individual who now lives in Dorr Township, but she was asked to wait to reimburse them. They want to be sure the client is qualified to receive assistance.

Clerk's Report: Seemann discussed some of what was talked about during a Clerk's meeting that she attended last month. In addition, she presented information to the Board about a zoning issue going on in Coral Township.

Road Commissioner's Report: Helfers informed the Board that in addition to the \$51,000 blacktopping payment that was approved tonight, an additional \$49,000 was paid using the Motor Fuel Tax we received. We blacktopped 2.7 miles of road this year. Helfers stated that he and his crew do all of our own prep work, cutting the edges back, getting the dirt off the road prior to them paving, and we do our own shouldering. The cost of blacktop this year was \$34/ton put down, which in turn cost us over \$100,000 for 2.7 miles of road. Helfers has heard that blacktop for next year could be as high as \$50/ton. Helfers stated that within the next two months we need to designate what we feel we will be blacktopping. He added that normally is the past four years we were doing about 5 miles of road for about \$127,000. This year we were only able to do 2.7 miles for \$100,000 due to the increase in the price of blacktop. Helfers feels if we want to maintain a schedule of approximately 3 miles of road a year with the increase in costs, we'll need more funds. Keeping up with blacktopping and repairing the roads is vital.

- With regards to the salt storage building, the company wanted \$3,000 to install it. Helfers feels he and his crew could install it themselves and save the \$3,000. The original price for the unit was \$8,900. He got the price down to \$5,800. He ordered it, and it should be here next week.
- Helfers had informed the Board about a bid he received for painting the existing building, except for the lower part, of \$8,000. He stated that the roof on the high part of the building over the shop and the salt storage is pretty poor. Helfers had the company come back and re-bid on just painting the roof on the high part. They came back with a bid of \$5,665 using a rust inhibitor over the salt portion of the building prior to painting it. They would need a deposit of \$623 if we decide to go with that. The price would be held until next year if the weather gets bad and they are unable to paint.
- Dahlfors made a motion to allow Schuster to issue the check, should it be needed, for the deposit of \$623 for the painting of the roof with rust inhibitor. Seconded by Mathews. Voting yes: Bartman, Mathews, Dahlfors, O'Leary, Schuster. Voting no: None. Motion passed.

Assessor's Report: Assessor Andrews informed the Board that the assessment evaluation cards were sent out Monday. People have 30 days to appeal.

- Andrew stated that he drove to Lisle to see how to assess convenient stores and gas stations. He found that they are assessed considerably different than homes. He said he learned quite a bit.
- Schuster asked Andrews if, as he goes out to reassess properties, he checks out the out- buildings to be sure they are really being used for ag on A1 and A2 parcels? Andrews answered "yes", then explained how the process works.

Planning Commission: - Information/review/action

- A. **Commission Activity Report** – No activity report this month.
- B. **Petition #06-20 – Jeff & Barbara Janet** – Mr. Janet requests discussion regarding our decision – Mr. Janet wanted to know if there were any issues we were concerned about that he could address? The Board unanimously agreed to again stand by the Planning Commission's decision. Schuster recommended to Mr. Janet to bring the letter that he received from us regarding our decision to the Zoning Board of Appeals for discussion.
- C. **Petition #06-061, 06-062, and 06-063 – Gieseke/Gottmoller**– Attorney Gottmoller informed the Board that approximately one week ago, they went before our planning commission regarding Mr. Gieseke's petitions. The Planning Commission recommended approval of these petitions, which regarded subdividing a 15-acre parcel of land on Bockman & Deerpass into three (3) separate 5-acre parcels for his brothers/sisters to purchase, and rezoning them from A1 to A2. Attorney Gottmoller explained the petitions in detail.
Dahlfors made a motion to reclassify the property from A1 to A2 for Petitions 06-061, 06-062, and 06-063 with the stipulation of the Planning Commission. Seconded by Bartman. Voting yes: Bartman, Dahlfors, O'Leary, Schuster. Voting no: Mathews. Motion passed.

- D. **& E. Follow-up on 18904 Kishwaukee Valley Road zoning issues** – Schuster informed the Board that Director & Code Enforcement Officer for the McHenry County Planning & Development Department Sue Ehardt, as well as, Sheriff Nygren, and Undersheriff Lowry attended a recent Tuesday night Blackhawk Subdivision Association meeting, which addressed the zoning issues of the 18904 Kishwaukee Valley Road property. Sheriff Nygren stated he would undertake some action to try to help with this issue. Some residents attended tonight’s meeting to stress how serious of a problem this issue really is with regards to the violation of zoning ordinances. They talked about such things as the “mass gatherings of drunk people”, the lack of police supervision, visible misuse of ag property and buildings, septic and health concerns, disturbing the peace, burning of garbage, and heavy traffic. The residents came here to address our Board to ask us to support/help them with this issue.
- Attorney Robert Wagner was in attendance at tonight’s meeting. Schuster briefly explained this situation to him. Attorney Wagner offered some suggestions, including going to State’s Attorney Lou Bianchi and filing a criminal complaint. After further discussion, Wagner offered to talk to State’s Attorney Bianchi. Schuster asked the Board if they would support her to go to State’s Attorney Bianchi with this issue? They felt this would be one of the best ways we could help, and supported Schuster to talk to State’s Attorney Bianchi.

Old Business:

- A. **Building Project– Attorney Wagner** – Attorney Robert Wagner wrote a letter to Schuster regarding the proposed building addition to the township hall. He addressed the Board as to the appropriate steps we need to take. He also recommended having a vote of the electors once we have an Architecture’s drawings.
- Dahlfors questioned why we need an Architect? Attorney Wagner said it was necessary in order for us to get an overall rough estimate for the cost of the building.
 - Schuster informed the Board that she had contacted an architect who stated he would be willing to come out to a meeting and talk with us. She said she would contact the architect again to have him come to a meeting as soon as possible.
- B. **Grant – McHenry County Medical Reserve Corp / update** – Schuster received a call from the county asking for our Federal I.D. #. She stated that it sounds like we might get the grant.

New Business: Information/review/action

- A. **Attorney Robert J. Wagner P.C.–** The Board interviewed Attorney Wagner as a possible replacement for the township’s current law firm. Mr. Wagner gave the Board a copy of his resume, and talked about his personal and professional background. In addition, he addressed his service fees.
- After discussion, the Board thanked him for his time, and told him they would be in touch with him.
- B. **Legislation – Perspective 2006** – There is nothing to discuss this month.
- C. **Audit Committee – Report** – The audit has been completed. No problems were found.
- D. **McHenry County Council of Governments** – Schuster said she has been attending these meetings for a long time. They are now including townships. If we need a lobbying group, in Schuster’s opinion they are good. The Supervisor’s are trying to get involved. The fee is \$500 per year.

Other: Information/review/action

- O’Leary made a motion for Schuster to issue a letter to Ancel, Glink, Diamond, Bush, DiCianni & Rolek, PC relieving them of their duties and instate Attorney Robert J. Wagner P.C. with fees not to exceed \$150.00 per hour. Seconded by Dahlfors. Voting yes: Bartman, Mathews, Dahlfors, O’Leary, Schuster.

Voting no: None. Motion passed.

Supervisor's Report: Misc letters/correspondence – informational only

- Schuster informed the Board that next month we'll have to do a legislative survey for TOI, so they should start thinking of suggestions they would like addressed.
- Schuster went on the gravel tour that was mentioned during last month's meeting. She said it was a well-run organization. Meyer Material was the sponsor. Information is available from Schuster for review.

Motion to Adjourn: At 9:25 P.M. Dahlfors made a motion to adjourn tonight's regular monthly meeting. Seconded by O'Leary. Motion passed.

Respectfully Submitted,

Dawn Seemann
Township Clerk